

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
JOINT MAG REGIONAL COUNCIL EXECUTIVE COMMITTEE AND
BUILDING LEASE WORKING GROUP MEETING
September 18, 2006
MAG Offices
302 North 1st Avenue, Phoenix, Arizona

EXECUTIVE COMMITTEE MEMBERS ATTENDING

Mayor James M. Cavanaugh, Goodyear, Chair	Mayor Keno Hawker, Mesa
Mayor Mary Manross, Scottsdale, Vice Chair	Mayor Thomas L. Schoaf, Litchfield Park
* Mayor Joan Shafer, Surprise, Treasurer	# Councilmember Peggy Neely, Phoenix
Mayor Steven M. Berman, Gilbert	

BUILDING LEASE WORKING GROUP MEMBERS ATTENDING

Mayor Keno Hawker, Mesa, Chair	Alana Chavez for Frank Fairbanks, Manager, City of Phoenix
Mayor James M. Cavanaugh, Goodyear	
* Mayor Ron Clarke, Paradise Valley	

PARTNERING AGENCIES ATTENDING

Steve Olson, Arizona Municipal Water Users Authority	David Boggs, Valley Metro Rick Simonetta, Valley Metro Rail
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* Not present

Participated by videoconference or telephone conference call

1. Call to Order

The Executive Committee and Building Lease Working Group meeting was called to order by Chair Cavanaugh at 12:00 p.m. Chair Cavanaugh stated that transit tickets were available from Valley Metro for those using transit to come to the meeting. Parking validation was available from MAG staff for those who parked in the parking garage.

2. Call to the Audience

Chair Cavanaugh noted that according to MAG's public comment process, members of the audience who wish to speak are requested to fill out the public comment cards. He stated that there is a three minute time limit. Public comment is provided at the beginning of the meeting for items that are not on the agenda that are within the jurisdiction of MAG, or non-action agenda items that are on the agenda for discussion or information only. Chair Cavanaugh stated that there were no public comment cards received.

3. Update on the Regional Office Building

Ms. McClafferty provided an update on the regional office building. She thanked the directors for their time over the last two months. She stated that since the last meeting on July 17, 2006, staff has been busy with various details regarding this project. She reported that the Charrette was held on August 1, 2 and 3, 2006 and valuable input from partnering agencies and their staff was received. A conceptual image of how the building might sit on the site was an outcome of the discussions at the Charrette. Ms. McClafferty stated that staff has also been spending time calculating parking stalls so that an efficient and adequate garage is built. She noted that staff and consultants have toured several different sites to look at conference centers and studio space. These tours included Gilbert Council Chambers, city hall conference rooms, and the fire and police department's training rooms. Ms. McClafferty thanked Mayor Berman for the informative tour of the Gilbert facilities provided by the Gilbert staff. Also visited was the Buttes Resort, Phelps Dodge, and Ryan Companies conference rooms, as well as the Chandler school TV studio.

Ms. McClafferty reported that staff is working with the Financial Advisor on financing scenarios and how we might address the common space, such as the conference center and lobby area. Second meetings have been scheduled with FoRM Design to review agency floor space, and our legal consultant is working on a draft outline for an agreement with the partnering agencies. She noted that a meeting will be scheduled with the Directors to work on the details of this agreement. Staff has also been working with each partnering agency on how they would like to handle their growth space, and each agency determined that they would like to build out their space according to the program. Ms. McClafferty stated that preliminary calculations show that by 2010 (which is only approximately one year after we move into the new building) the building will be at 90 percent capacity. She noted that another idea that staff has been analyzing is whether or not to eliminate a floor from the tower component. She stated that one proposal is to eliminate the "GPEC" space (11,344 sf); combined the administration divisions of VMR & RPTA; and possibly look at eliminating some growth space to enable us to assemble a whole floor. She also noted that the Maricopa Partnership for Arts and Culture (MPAC) has determined that they cannot commit at this time, but would like to continue discussions on integrating artist display space in the building. FoRM Design has been developing layouts to look at different alternatives.

Ms. McClafferty reported that staff attended meetings with the City of Phoenix. Staff met with the Frank Fairbanks and various department heads on September 7, 2006 to discuss this project. A team was set up to help the project through the process. In addition, a fact finding meeting with the Phoenix team was held, which resulted in identifying issues that the developer and architects should be focusing on at this point. Ms. McClafferty stated that staff would like to thank the City of Phoenix for being supportive of this project.

Ms. McClafferty introduced Mr. Jay Tubbs from Ryan Companies to update the Committee on neighborhood communications and other site information. Mr. Tubbs stated that most of the work in the last two months has been internal. He explained that the idea is to develop a conceptual design and layout of the building for review by the Executive Committee and BLWG. After the Committee approves of the progress to date, a meeting with the neighbor would be scheduled. Mr. Tubbs stated that Kaye/Ryan will work on an Open House for the neighborhood regarding this project.

Ms. McClafferty introduced Craig Randock from RNL to provide a presentation on the concepts of the Regional Office Center. He reviewed the massing of the building, the conference room layout, and potential building features.

Mayor Manross stated that the progress looks good. She noted that it would be a good idea to tie the lobby and the retail space together, which might encourage people to come into the building. Mayor Hawker asked the height of the conference room ceilings. Mr. Randock replied that the ceilings were approximately 18 feet clear. Mayor Hawker asked about security in the reception area, as well as the agency floors. Mr. Tubbs noted that we have not fully addressed security issues regarding the building. There has been preliminary discussions with each agency on what type of security they would like on their floors. Mayor Hawker stated that it might be a good idea to screen for weapons on the conference room level. He also asked what the most expensive, but also beneficial, feature of the building. Mr. Randock replied that at this point, there are no expensive features that stand out. He noted that creating high ceilings cost more than regular ceilings. He also noted that shading features also costs, but reduces cooling costs. Mayor Hawker asked for some detail on the roof terrace. Mr. Randock stated that the roof terrace is approximately 2,000 square feet on the east side of the building. The cooling unit will be on the west side of the building

Alana Chavez asked if the upholstery development will be developed in conjunction with the Regional Office Center. Mr. Tubbs replied that the assumption is yes. He noted that the upholstery project is not as far along as the office building, but the office building needed to get to this stage to move forward with the upholstery development. Ms. Chavez noted that the RFP's for rehabilitation and development on the other side of second avenue have gone out. She noted that two are single family residential historic properties that will be rehabilitated, and there is one vacant lot.

Dennis Smith stated that the building is progressing and we should have a better idea on the cost at the November meeting. He noted that the outstanding question is whether or not we eliminate a floor. Mayor Hawker asked who would be at risk if we build the floor. Mr. Smith replied that it could be arrange various ways. Dave Boggs stated that it is hard for the partnering agencies to make a decision without fiscal information. Mr. Smith noted that the financial advisor is looking at different scenarios to allocate the costs, such as splitting the cost by square footage and billing by usage annually, or MAG could pay for the conference center. He noted that the numbers on these scenarios need to be generated and reviewed. Mayor Manross stated that the best investment is to have more space and not less. Rick Simonetta suggested the possibility of a transit police division in the building to address some security issue. Mayor Hawker stated that the project is going in the right direction and the focus should now be on the cost for each agency. Chair Cavanaugh thanked staff for the update.

4. Adjournment of the Building Lease Working Group

____ Mayor Manross moved to adjourn the Building Lease Working Group meeting. Mayor Berman seconded, and the motion carried unanimously.

5. Approval of the Executive Committee Consent Agenda

____ Chair Cavanaugh stated that public comment would be heard before action was taken on the consent items. Each speaker is provided with a total of three minutes to comment on the consent agenda. After hearing public comments, any member of the Committee can request that an item

be removed from the consent agenda and considered individually. Chair Cavanaugh stated that agenda items #5A and #5F were on the consent agenda. Chair Cavanaugh noted there were no public comments.

Mayor Steve Berman moved to approve consent agenda items #5A and #5F. Mayor Manross seconded, and the motion carried unanimously.

*5A. Approval of the July 17, 2006 Executive Committee Meeting Minutes

The Executive Committee, by consent, approved the July 17, 2006 Executive Committee meeting minutes.

*5B. Amendment of Valley Metro Rail Contract

The Executive Committee, by consent, approved to amend the Valley Metro Rail contract to increase the budget by \$15,000 to have the MAG Travel Demand Model consultant from PB Consult participate in the peer review process. The FY 2007 MAG Unified Planning Work Program and Annual Budget, approved by the Regional Council in May 2006, includes a work element to study the 58-mile light rail system configuration and how it will operate. Valley Metro Rail is responsible for this task. The MAG Travel Demand Model will be used to update the demand projections. A peer review of the model is being conducted in October 2006. Valley Metro Rail is requesting that the consultant who developed substantial parts of the model be involved in the peer review. This consultant would provide advice to Valley Metro Rail and MAG for any model refinements that may be recommended through the peer review process. It is proposed that the Valley Metro Rail contract be increased by \$15,000 to provide funding for the model consultant from PB Consult to participate in the peer review process.

*5C. Consultant Selection for the MAG Air Quality Technical Assistance On-Call Services Request for Qualifications

The Executive Committee, by consent, approved the following firms for the Air Quality Technical Assistance On-Call Services for an amount not to exceed \$250,000: E.H. Pechan and Associates be qualified in Air Quality Modeling; ENVIRON be qualified in Analysis of Control Measures, Air Quality Modeling, Implementation of Control Measures, Statistical Analysis of Data, Remote Sensing, Air Quality Plan Preparation, CMAQ Evaluation Methods, and Transportation Conformity; Sierra Research be qualified in Analysis of Control Measures, Air Quality Modeling, Implementation of Control Measures, Surveys and Emissions Inventories, Statistical Analysis of Data, Air Quality Plan Preparation, CMAQ Evaluation Methods, and Transportation Conformity; and that Technical & Business Systems be qualified in Analysis of Control Measures, Air Quality Modeling, Air Quality Monitoring and Meteorology, Statistical Analysis of Data, Remote Sensing, and Air Quality Plan Preparation. The FY 2007 MAG Unified Planning Work Program and Annual Budget includes potential consultant assistance for air quality planning and modeling activities. Consultant services may be needed to assist MAG in the preparation of the Five Percent Plan for PM-10 and Eight-Hour Ozone Plan due to the Environmental Protection Agency in 2007. A request for qualifications was advertised on July 2, 2006 for technical assistance including air

quality modeling and the development of regional air quality plans. Twelve proposals were received by the August 1, 2006 deadline. On August 10, 2006, the consensus of the multi-jurisdictional evaluation team was to recommend to MAG consultants to perform the technical assistance.

***5D. Approval to Amend the FY 2007 MAG Unified Planning Work Program and Annual Budget for MAG Travel Demand Model Consultant Assistance**

The Executive Committee, by consent, approved to amend the FY 2007 MAG Unified Planning Work Program and Annual Budget to include an associate contract for travel demand modeling services not to exceed \$75,000. In several MAG Regional Council Executive Committee meetings, the need for transportation and air quality modeling expertise has been discussed. On September 9, 2006, Mark Schlappi who has served for several years as the MAG System Analysis Program Manager, will be retiring. Due to the complexity of the tasks performed by this position, it is being recommended to continue to receive technical consulting assistance from Mr. Schlappi on an as-needed basis through the remainder of the fiscal year. Mr. Schlappi has the most experience and expertise with the MAG model, which is one of the most complex travel demand models in the nation. The MAG travel demand model will be the subject of a national peer review in October 2006. MAG is also transitioning the travel demand model from the EMME/2 modeling platform to TransCad. To ensure that the model peer review and the transition to the new modeling platform are completed as effectively and efficiently as possible, an associate contract with Mr. Schlappi is needed. The proposed contract would be for an amount not to exceed \$75,000. If approved, MAG federal funds would be allocated for this purpose.

***5E. Recommendations to the Arizona Department of Transportation for the FTA Elderly and Persons with Disabilities Transportation Program's Auxiliary Applications**

The Executive Committee, by consent, approved forwarding the priority listing of applicants for FTA Elderly and Persons with Disabilities Transportation Program to the Arizona Department of Transportation. In August 2006, the Arizona Department of Transportation notified MAG that additional accessible vans were available to agencies transporting elderly and persons with disabilities. These are in addition to the initial award approved by the MAG Regional Council in April 2006. MAG accepted applications for the vans until September 1, 2006. On September 5, 2006, the MAG FTA Elderly and Persons with Disabilities Transportation Ad Hoc Committee ranked the auxiliary applications for the Federal Transit Administration (FTA) Section 5310 funding.

***5F. Amendment to the FY 2007 MAG Unified Planning Work Program and Annual Budget to Shift Funding for Truck Classification Counts**

The Executive Committee, by consent, approved amending the FY 2007 MAG Unified Planning Work Program and Annual Budget to shift \$10,000 from the Internal Truck Travel Survey to the Arterial Traffic Volume Survey/Traffic Count Map. The MAG FY 2007 MAG Unified Planning Work Program and Annual Budget includes a consultant project for an Internal Truck Travel Survey (\$350,000) and an Arterial Traffic Volume Survey/Traffic Count Map (\$110,000). As part of the model development phase of the Truck Travel Survey, it will be advantageous to have an extensive set of vehicle classification counts for model validation. It has been determined that it

would be most cost-effective to perform additional classification counts for this purpose as part of the Arterial Traffic Volume Survey/Traffic Count Map project. In order to perform the additional classification counts, it is proposed that \$10,000 be shifted from the Truck Travel Survey to the Arterial Traffic Volume Survey/Traffic Count Map. This would revise the total funding for these projects to \$340,000 and \$120,000, respectively. It is estimated that the \$10,000 will provide an additional 130 classification count sites for use in truck model development and other traffic forecasting purposes.

6. Proposed Amendment to the FY 2007 Unified Planning Work Program and Annual Budget for the I-8/I-10 Hidden Valley Roadway Framework Study

Bob Hazlett provided an overview of the Interstates 8 and 10 Hidden Valley Roadway Framework Study. He noted that this study will assess the future demands for Interstates 8 and 10 in the western areas of Maricopa and Pinal Counties and is an extension to the South of the Interstate 10 Hassayampa Valley Roadway Framework Study that MAG has underway. Mr. Hazlett distributed maps to the Committee. He stated that an amendment to the FY 2007 MAG Unified Planning Work Program and Annual Budget is needed to increase the study budget by \$570,000, with the following agencies contributing to the study: Arizona Department of Transportation, \$100,000; Maricopa County Department of Transportation, \$200,000; Pinal County Public Works Department, \$150,000; Town of Buckeye, \$40,000; City of Goodyear, \$40,000; City of Maricopa, \$40,000. Mr. Hazlett noted that the increase will not require additional funds from MAG, and will be paid by the financial participation of the project partners identified above.

Mayor Hawker asked why a study is being done before funding is available. Mr. Hazlett responded that the idea is to identify corridor of the future and allow agencies to start planning. The study is also to help identify where these facilities should be. The next step would be to work with key stakeholders and identify funding options. Mayor Hawker noted that it was a good idea to look out as far as possible. Mr. Hazlett explained that we would first start with build out and back it into 2030 or 2040 to match the Regional Transportation Plan (RTP). Mayor Hawker questioned the distribution of the \$570,000. He noted that Pinal County has half the area and is only contributing \$150,000. Mr. Hazlett explained that the boundaries were established by the working group. He also noted that once you take out the public lands and the Indian reservations it becomes more balanced.

Mayor Hawker moved to approve an amendment to the FY 2007 MAG Unified Planning Work Program and Annual Budget to increase the I-8/I-10 Hidden Valley Roadway Framework Study by \$570,000, with the following agencies contributing to the study: Arizona Department of Transportation, \$100,000; Maricopa County Department of Transportation, \$200,000; Pinal County Public Works Department, \$150,000; Town of Buckeye, \$40,000; City of Goodyear, \$40,000; City of Maricopa, \$40,000. Mayor Berman seconded, and the motion carried unanimously.

7. Update on the Regional Planning Dialogue: Part II

Dennis Smith stated that the first Regional Planning Dialogue meeting was held in Casa Grande on March 23, 2006. On August 22, 2006, a second Regional Planning Dialogue meeting took place

at the League of Arizona Cities and Towns 2006 Annual Conference in Tucson. Attendees included Councils of Governments (COG) directors, COG officers, elected officials and staff. The focus of these meeting are a state wide approach to transportation issues. Mr. Smith noted that there is a conference call scheduled this Friday with the COG directors to discuss topics and dates for the COG Directors and COG Chairs meeting. Mr. Smith asked Eric Anderson to update the Committee on a meeting he attended with the Business Coalition.

Eric Anderson stated that the Business Coalition plans to take a package to the Legislature in January. He noted that this package may contain various options, such as increasing the gas tax and indexing the gas tax, improvement districts, statewide revenue, and public private partnerships investing in transportation. Mr. Anderson noted that a package would go to the voters in November 2007. He noted that this could be a challenge between now and January. The danger is not having a well thought out plan. Mr. Anderson stated that he would recommend working with the Business Coalition to get a better idea of the plan. He noted that it may be better to develop an interim plan and come back in two or three years with a statewide plan. Mr. Smith noted that this will be a topic of discussion at the COG directors meeting. Chair Cavanaugh noted that the COGs are more organized than the private sector. Mayor Manross agreed that the COGs have a better handle on this topic. She noted that an interim plan would take longer, but moving to quickly without a well thought out plan would be asking for failure. She stated that there should be a more strategic plan. Mr. Smith added that money could be put aside like the STAN account and keep all groups together. Chair Cavanaugh stated that the COG meeting in Tucson was very effective. He noted that this venue provides an opportunity to be organized and effective. Mayor Schoaf stated that a statewide plan is premature and it is critical that simple, clean-cut solutions are presented.

8. Greater Dallas Planning Council Visit

Dennis Smith reported that the Greater Dallas Planning Council is planning a trip to the MAG region in early November. He introduced Kelly Taft to report on the details to date. Ms Taft stated that a representative from the North Central Texas Council of Governments (NCTCOG) is working with the MAG staff on a visit of the Greater Dallas Planning Council to the MAG region on November 1-3, 2006. Attendees will include elected officials and business leaders from the North Central Texas region. She stated that the delegation is interested in comparing parallel experiences in areas such as transportation, transit, airports, sustainability and new urbanization, and government cooperation. Ms. Taft provided the Committee with a copy of a letter from Mike Eastland, Executive Director of the North Central Texas Council of Governments and a draft agenda. The agenda was developed by the Council in consultation with MAG and which has been approved by their Executive Committee. She noted that the agenda was open to additional changes or adjustments. Ms. Taft reviewed the draft agenda. She noted that the outstanding question is how much MAG wants to sponsor. Mr. Smith noted that Dallas representatives were very accommodating to us during our RTP visit. Councilmember Neely suggested hosting something like the MAG Regional Council meeting, which is more informal where people can interact. Mayor Berman suggested that we do something that would be fully reciprocal. Mayor Manross stated that the overall agenda looks good, but doing lunch here would save some money. Mr. Smith asked if MAG would pick up lunch and dinner with the MAG Regional Council. Mayor Manross suggested spending money on lunch and having the dinner here at MAG. Chair Cavanaugh stated that a first class meal function sends a good message. Mr. Smith stated that he heard that the Committee is okay

with paying for both meal functions with the lunch at MAG and the dinner at the Hyatt. The Committee agreed.

9. River of Trade Corridor Coalition

Matthew Clark stated that following the recommendations agreed upon at the July 12, 2006 MAG Management Committee meeting, staff attended the annual meeting for the River of Trade Corridor Coalition (ROTCC) that was held in Dallas, Texas on August 11, 2006. He explained that the ROTCC was created in 2004 to unite cities, counties, businesses and other transportation stakeholders along heavily traveled freeways and highways. The "River of Trade" freeway starts at Interstate 10 in Los Angeles and continues through Arizona and New Mexico before heading north at Dallas, Texas and ending in Ontario, Canada. Mr. Clark stated that the organization's goal is to examine ways to alleviate congestion while protecting and expanding the economic vitality of current roadways. Currently, the ROTCC includes more than 200 members spanning across nine states. Mr. Clark noted his observations. He stated that they are looking for direction and connectivity. This group is putting their efforts into getting the I-10 named as a Congressional High Priority Transportation Corridor. Also, the group is working to become one of the three to five transportation corridors of the future as identified by the Department of Transportation National Strategy to Reduce Congestion on America's Transportation Networks.

Mayor Manross asked who the major players are in this group. Mr. Clark responded that this group is spearheaded by a representation of business leaders out of Dallas, Texas. It also consists of councilmembers, small chambers and some mayors. Mayor Manross stated that they should try to get lobby energy. Mr. Clark stated that they would like to expand and improve corridors, but are not sure if the nomination of Secretary Mary Peters would change the direction of the DOT and move the department away from the National Strategy to Reduce Congestion on America's Transportation Networks. Chair Cavanaugh asked if MAG would be one of 200. Mr. Clark responded that MAG would be one voice. Chair Cavanaugh asked if they have been successful. Mr. Clark stated that they have been very successful in Texas. Chair Cavanaugh stated that if we do not join, then he suggests contacting them and working with them. Mr. Smith stated that we will contact Mary Peters and continue to work with this group. He noted PAG is already a member. Chair Cavanaugh asked if Mary Peters supported this effort. Mr. Clark stated that we will have to confirm. Mayor Hawker stated that he would recommend staying involved at a national level and tracking their effort. Mr. Smith stated that we will put this item on the next agenda. Chair Cavanaugh suggested making sure that we are not missing anything from not joining.

10. Adjournment

Mayor Hawker moved to adjourn the Executive Committee meeting. Mayor Manross seconded, and the motion carried unanimously.

There being no further business, the meeting was adjourned at 1:50 p.m.

Chair

Secretary